Warranty Deed

168,000

BILL GARRETT, Davidson County
Trans:T20140018362 DEEDWARR
Recvd: 03/19/14 10:32 2 pgs
Fees:13.00 Taxes:621.60
20140319-0022636

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is ~~$168,000.00~~

Affiant

Subscribed and sworn to before me, this the 17th day of March, 2014.

Notary Public

My commission expires: 10/18/2016

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Jonathan Provins	CMG Mortgage, Inc.	
700 Church St., #606	360 Crow Canyon Rd. #400	083-05-2B-038.00
Nashville, TN 37203	San Ramon, CA 94583	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **CHRIS CRAVENS AND STACEY CRAVENS, HUSBAND AND WIFE,** HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JONATHAN PROVINS, A SINGLE MAN,** HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit 606, Bennie Dillon Condominium, as established under Master Deed of record in Instrument No. 20051215-0150617, amended in Instrument No. 20060801-0093636, Instrument No. 20110513-0036910, and Instrument No. 20110822-0064679, Attorney's Certificate in Instrument No. 20051215-0150619 and further amended in Instrument No. 20110725-0056667, and Instrument No. 20121217-0116226, in the Register's Office for Davidson County, Tennessee, to which Master Deed reference is hereby made for a more particular description of said unit.

Being the same property conveyed to Tracy Jobin by Warranty Deed from Bennie-Dillon Development Company, LLC, a Tennessee limited liability company, of record at Instrument No. 20060602-0065161, Register's Office for Davidson County, Tennessee, dated May 31, 2006 and recorded on June 2, 2006. The said Tracy Jobin having since married and now being known as Tracy McGrane; and

Being the same property conveyed to Chris Cravens and Stacey Cravens, husband and wife by Warranty Deed from Tracy Jobin now known as Tracy McGrane, married of record at Instrument No. 20130612-0059740, Register's Office for Davidson County, Tennessee, dated June 10, 2013 and recorded on June 12, 2013.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 700 Church St., #606, Nashville, TN 37203.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the said GRANTEE(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 17th day of March, 2014.

Chris Cravens

Stacey Cravens

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Chris Cravens and Stacey Cravens, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 17th day of March, 2014.

Notary Public